

"Buy a Few Lots Now"

To My 160,000 Clients

When I think of the vast number of people in search of homes, I feel that the following announcement is one of the most important I have ever made to my clients and the public at large.

Everybody Knows GARDEN CITY ESTATES

the most highly developed portion of the great estate formerly owned by A. T. Stewart, and a part of the incorporated village of Garden City. More than 200 residences have been erected at GARDEN CITY ESTATES. Sewers, water, gas, electricity, sidewalks and curbs have been installed in the fully improved sections.

A number of years have elapsed since the owners of GARDEN CITY ESTATES began to lavish millions of dollars to make this one of the finest residential colonies in America.

Without regard to existing conditions—wars and industrial depressions—they carried on the great work until today GARDEN CITY ESTATES has few, if any, equals as a location for a home.

But—the load was a tremendously heavy one to carry. Wherefor the owners early this year ordered me to sell the unsold lots in GARDEN CITY ESTATES for whatever price they might bring.

I followed out the owners' instructions and in June and July held auction sales on the property and at the Brooklyn Real Estate Exchange, at which times I sold about 1,200 lots at prices that represented the biggest bargains that home buyers have secured in many a day.

But—it was a physical impossibility to sell all the lots at GARDEN CITY ESTATES at that time.

WHEREFOR, the owners, regardless of the fact that they sacrificed these lots and gave the public some of the greatest bargains of the age, have now ordered me to carry out their promise to the public that every lot in GARDEN CITY ESTATES shall be sold for whatever it may bring. I now announce that on

Monday Night, Sept. 19th

in the Brooklyn Real Estate Salesroom, 189 Montague St., at 8 P. M., I will sell

400 GARDEN CITY ESTATES LOTS

on Stewart Avenue, Nassau Boulevard and adjoining streets at

ABSOLUTE AUCTION SALE

10% on Day of Sale—10% in 30 Days. 80% in Monthly Installments of 2%.

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage. Title Guarantee & Trust Co. Title Policies free.

GO TO GARDEN CITY ESTATES TO-DAY

Get Off at Nassau Boulevard Station  
Convenient Trains leaving Pennsylvania Station, 14th Street and Seventh Avenue.  
Penn. Sta.—SUNDAY: 9:00, 11:15 A. M., 1:00, 1:30, 2:30, 4:15, 6:15, 8:00, 9:15 P. M.  
From Flatbush Avenue Station, Brooklyn:  
Flatbush—SUNDAY: 10:00, 11:15 A. M., 1:00, 1:30, 2:30, 4:15, 6:15, 8:00, 9:15 P. M.  
BY MOTOR: From 56th Street, via the Queensboro Bridge—Queens Boulevard to Hillside Avenue, Jericho Turnpike to Nassau Boulevard, then "Garden City Estates."

Send for Bookmap.

Built Up to the Very Door of the DICKEY ESTATE



The intrinsic value of this property lies in its wonderfully strategic location—less than three blocks from the Hunts Point Square Subway Station and "Hub" of rapid transit; where all the important subway station streets converge; directly on the route of the 163rd St. and Hunts Point Ave. crosstown trolley line.

The Dickey Estate, with its fine old homestead, built in 1820, at last is to be sold. It will no longer be a barrier to the growth of the great Hunts Point residential and business section of the Bronx. After 62 years of ownership, the Dickey Estate heirs can no longer withstand the pressure of building and population and the public demand for this splendidly located property to practically the very door of which this famous section of New York City has been built up.

The first opportunity to buy this property, in single lots and plots—at first hand, direct from the Dickey Estate—is the absolute auction sale NEXT THURSDAY.

400 EAST BRONX LOTS

5c Fare Subway ON HUNTS POINT AVENUE,

Lafayette Ave., Bryant Ave., Longfellow Ave., Spofford Ave., Whittier St., Drake St., Faile St., Coster St., Edgewater Road and adjacent streets and the HISTORIC DICKEY RESIDENCE.

Two separate dwellings, and a large amount of valuable Bronx River frontage. Only two blocks from the Hunts Point Ave. subway station on the Interborough-Lexington Avenue subway, and the Hunts Point Ave. station on the New York, Westchester and Boston Railway. The Hunts Point Ave. trolley line passes the property, opposite to which is the new Joseph Rodman Drake Public School, accommodating 4,000 pupils.

Absolute Auction Sale, Next Thursday, Sept 15th

at noon in the Exchange Salesroom, 14 Vesey St.

To Close the Real Estate Holdings of the Estate of Charles D. Dickey, Dec'd

10% on Day of Sale—10% in Thirty Days—80% in Monthly Installments of 2%.

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage. Lawyers Title Insurance & Trust Co. Policies Free

Messrs. Parsons, Closson & McIlvaine, Attorneys, 52 William Street, New York

INSPECT THE PROPERTY TO-DAY:—Take Lexington Ave. Subway to 125th St., then change to Hunts Point local to Hunts Point Ave., where my representative will meet you.

Send for Bookmap.

Only 201 Days More

You have less than seven months to take advantage of "Tax Exemption" for 10 years, and build a home or a bungalow. Under the Tax Exemption Law you have only to commence building before April 1, 1922. Construction work need not be completed until two years later—by April, 1924.

83 Years Before the Revolutionary War

by a grant from the Crown, in 1693, Israel Honeywell, 1st, came into possession of land on both sides of the Eastchester Road, near the present Pelham Parkway. He was appointed, by Royal Charter, Mayor of the Borough Town of Westchester.

A part of the old Honeywell family homestead, which still stands on the property, was built before the Revolutionary War. It was the scene of raids during the Revolution. Israel Honeywell, 4th, who was a Captain in the Revolutionary Army, died in 1806. He bequeathed the property to his daughter, Jemima Honeywell, who married a "Watson."

The property since has been known as the

Israel Watson Estate

and is now a fine location for homes and bungalows to be built under the Tax Exemption Law, with all its advantages for the next 10 years.

Get the picture of this historic old property, with all its human interest, well into your mind. Think of the great strides made since the original grant in 1693. Think of what the great big Borough of the Bronx would have been today without rapid transit, and the division of these great Estates into separate lots that the people of New York could buy "at their own price" at the absolute Public Auction Sales held by me.

The Watson Estate property, with its frontage on both sides of Eastchester Road, adjoins Eastchester Syndicate and the Burke Estate properties sold by me at auction, and spreads over about 20 city blocks, along Mace and Waring Avenues, comprises

475 Bronx Bungalow Lots

and is to be sold by me, by order of the Watson Heirs, et al., in single lots for whatever prices they may bring, on

Tuesday, Sept. 27th

at noon, in the Exchange Salesroom, 14 Vesey St.  
70% at 6%—60% at 5½%—50% at 5% may remain on mortgage. Title Guarantee & Trust Co. Policies Free.

Messrs. Eustis & Carrington, Attys., 200 Broadway, N. Y. C.

INSPECT THIS PROPERTY TO-DAY

Take the Bronx Park Subway to 180th Street Station, or the Lexington Avenue Subway to Hunts Point Avenue Station, or the Third Avenue "L" to 129th Street, and then transfer to the New York, Westchester & Boston R. R. and get off at the Gun Hill Road Station and walk east to Eastchester Road, to the property.

Send for Bookmap.

SPECIAL SALES DAY Next Tuesday, Sept. 13

AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y.

Long Island Acreage

BY ORDER OF S. and N. Holding Corporation

66 Acres at Brookhaven

Right at L. I. R. R. Station with large frontage on Merrick Road and Yaphank Av. Suitable for subdivision.

91 Acres at Good Ground Farming tract, fronting on Spotterswood Road, near R. R. station. Improved with farmhouse, barn, outbuildings, orchards, etc.

Brooklyn Property N. E. Side 88th St. 125 ft. frontage of lot. Vacant plot of 4 lots, to be sold as one parcel. Size 50x100 each.

EASTHAMPTON, L. I. 22.59 Acres on Merrick Road, with large frontage on L. I. R. R. Several houses adjoining property. ZABRISKIE, SAGE, KEIR & GRAY, Attys., 40 Wall St. N. Y. City.

Send for Bookmap  
67 LIBERTY ST., NEW YORK CITY

BRONX PROPERTIES

E. S. Jerome Av.

205 ft. south of Minerva Pl.

Vacant plot, ready for improvement. Size 50x142 irreg.

Far Rockaway, L. I.

Point Breeze Pl. near Mott Av.

Fronting on Jamaica Bay

Vacant plot, 200x78.7, to be sold in 3 parcels of 100 ft. frontage each.

JOSEPH H. FARGIS, Atty., 41 Cedar St., N. Y. City.

CITY ISLAND, N. Y. C.

S. S. Fordham St.

100 ft. W. of North St.

Vacant plot, 185x295.8x irreg. Close to Long Island Sound.

W. S. Bathgate Av.

106 ft. north of E. 170th St.

Vacant plot of ground. Size 42x54.4x irreg.

HENRY W. WEBBER, Atty., 52 Broadway, N. Y. City.

Elmhurst, L. I.

E. S. Junction Av. 89.21 ft. N. Martense St.

Two vacant plots, to be sold separately. Size 100x100 and 40x100.

HENRY W. WEBBER, Atty., 52 Broadway, N. Y. City.

GREENWICH VILLAGE

2 and 3 Grove Court

(Between Hudson and Bedford Sts.)

Two 2 story, 2 family dwellings, to be sold separately. Immediate possession on one. Size 16.8x24.4 each.

SPECIAL SALES DAY, Thursday, Sept. 22

AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y.

MANHATTAN PROPERTIES

49-51-53 W. 38th St. and

54 W. 39th St.

(Bet. 5th and 6th Aves.)

Two 4 story and basement and one 5 story brick business building, to be sold separately and as a whole.

Size of plots 51x88.9 and 55x88.9.

S. E. Cor. 3d Av. & 77th St.

(Known as 1347 3d Av.)

4 story brick tenement, with stores. Size 25.6x47.5.

MESSRS. KATZ & LEVY, Attys., 88 Park Row, N. Y. City.

Apartment Site

Northwest Cor. 98th St.

and Central Park West.

Borough of Manhattan.

Vacant plot, ready for improvement. Size 25x100.

MESSRS. COHEN BROTHERS, Attys., 35 Wall St., N. Y. City.

Northeast Corner

Seaman Av. and 207th St.

Vacant plot, ready for improvement. Size 50x100x irreg.

MANHATTAN PROPERTIES

313 to 321 W. 37th St.

175 ft. west of 8th Av.

Large vacant plot, 100.5x98.9, ready for immediate improvement.

MESSRS. GOLDSTEIN & WELFISCH, Attys., 350 Broadway, N. Y. City.

109 E. 100th St.

(Bet. Park and Lexington Aves.)

5 story brick tenement. Size 25.6x100.11.

BRONX PROPERTIES

E. S. University Av.

220 ft. south of W. 170th St.

Vacant plot of 2 lots, to be sold as one parcel. Size 50x100.

S. S. West 164th St.

(Bet. Ogden and Woodcrest Aves.)

Vacant plot of 2 lots, ready for improvement. Size 50x100.

At Beechhurst, L. I.

S. W. Cor. 33d St. and 15th Av.

Large plot, 100x100, improved, with 3 story frame and stucco three family dwelling, near Whitestone Landing, on Long Island Railroad.

Send for Bookmap

TELEPHONE CORTLANDT 0744

Public Auction Sale

Public School No. 3

Adams St., Bet. 2nd and 3rd Sts.

HOBOKEN, N. J.

8 story brick building, suitable for factory, storage or business building.

Next Saturday, Sept. 17

At 2 P. M. on Premises.

80% on Mortgage. Send for Booklet.

FRANK CORDIS, Local Agent, 215 First St. Hoboken, N. J.

KEYS AT 215 FIRST ST.

INSPECT PROPERTY TO-DAY.

87 Liberty St. N. Y. C.

Auctioneer

40 Very Choice Home Sites

At Hillcrest, Bergenfield, N. J.

Opposite Dyckman St. Ferry. To be sold on

Saturday, Sept. 17th, 1921,

on the premises, at 2 P. M. sharp, rain or shine, without reserve. Hillcrest is situated in the Borough of Bergenfield, Bergen County, N. J., at the northern end of the county, and is one of the ideal home centers in the county.

Brochure of the Terms of Sale—Ten per cent. of the purchase money and the auctioneer's fee at the time and place of sale; seventy per cent. of the purchase money may remain on mortgage for three (3) years at 6 per cent. the balance of the purchase money, less the mortgage, to be paid in forty (40) days from the date of sale on delivery of the deed. A discount of five (5) per cent. off for cash.

For further particulars apply to HENRY MCGARRY, Highland Falls, N. Y., or WM. F. HUNSH, Real Estate Auctioneer, Newburgh, N. Y.

ARTHUR C. SHERIDAN, Real Est. Auctioneer, 152 Broadway, Cort. 1228.

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We have building and permanent

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for four and five story walkup apartments

in Greater New York and suburban sections

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Mortgage Department, 141 BROADWAY, RECTOR 7254-4.

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141 BROADWAY, RECTOR 7254.

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Long term loans in any amount on four, five and six story walkups.

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Dining Room Chandelier from Georgian lot

Georgian \$37.50

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Complete 8 Room Outfit

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About 300 Sets left of these beautiful designed Georgian Fixtures.

They are furnished in

Antique Old Brass

Completely wired and fitted with all necessary glassware.

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From Battery to 14th St. Inclusive.

Exceptional Residence Possession.

West 12th, bet. 5th-6th Aves.

5 story, 10 rooms, 3 baths, hot water heat, electricity, hardwood floors, price reasonable. DITROSE, 125 West 14th.

Rental, \$3,100; Price, \$22,500

East 5th st.; 5 story tenement; near park; \$5,000 cash; bank mortgage.

JOHN PETERS, 210 E. 14th St.

Above 14th St. to 50th St. (Inclusive).

East River to North River.

WILL BUILD

Garage and Service Station

for tenant on long-term lease. West side corner, below 50th St. 100x100.

Ashforth & Co.

101 Fifth Av. Murray Hill 142.

TENEMENT BARGAINS.